

3. The Rapid Expansion Model (high projection, Figure 6)

This third view of the future population is a much more expanded growth picture than that of the past growth trends of the other two projection models. Based on recent events and other factors noted below, it is suggested that this is the projection model most likely to be the Cornelius and Davidson of the future. This model would call for continued industrial growth along the lines of that since 1960, residential development on a more accelerated basis in the Lake Norman vicinity and within the town limits and fringe areas, and expanded interest in the Planning Area as a "bedroom community" for Charlotte. Cornelius would grow to 1,757 in 1970; 2,008 in 1980; and 2,138 persons by 1987. Davidson would range from 3,214 in 1970; 4,133 in 1980; to 4,694 by 1987. DeWeese Township in this model would be at 5,697 persons in 1970; 6,698 in 1980; and 7,186 in 1987. The "Fringe and Planning Area" projections given in Appendix F relates to this model also. As shown, the number of people resulting from this type of growth occur within the Planning Area and would grow from the current estimates of 5,863 persons to 6,369 by 1970; 7,818 by 1980; and 8,668 by 1987.

Some of the major factors that point to a future of the Rapid Expansion Model for Cornelius and Davidson are:

- Recent and continuing industrial location. As mentioned earlier in this report, there has been considerable industry that has located in the Planning Area since 1960. Business trends in the state are favorable and there appears to be particular interest from industrial leaders in locating in and around Charlotte and the Mecklenburg County area. Sizable firms have announced their intentions to locate in the area very recently, and both the state and county have active industrial recruiting programs.
- Growth potential from the Lake Norman area. Development here has already begun, and interviews with local leaders indicate interest is developing in the lake as a residential, recreational, and retirement attraction to many more people.
- The nearness to the Charlotte urban area as a residential attraction. Americans have become famous for their willingness to commute considerable distances from home to work if they find a residential environment to their liking outside the city where they work. As prime residential area is exhausted nearer Charlotte and the highway system is improved, it is only natural that more rapid growth is imminent from this source.